



## Application for Architectural Review Board

**\* This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

### APPLICANT INFORMATION

Name of Applicant: Steven and Bridget Unger (Homeowners)

Phone #: 314-378-7645

Email address of Applicant (for review comments): bsunger@me.com

### PROJECT PROPERTY INFORMATION

Address for proposed work: 9956 Creek Bridge Ln, St. Louis MO, 63124

If this ARB application is amending a project that is currently under construction, list permit #: \_\_\_\_\_

Zoning District: A Parcel ID # (St. Louis county tax record): 20M630173

DESCRIPTION OF PROPOSED PROJECT: Replacement of Exterior Doors and Windows. Request approval to modify existing window width of one (1) kitchen window and replace four (4) rear french doors with 8' doors.

Both Windows and doors will be manufactured by Marvin and will have grills consistent with existing windows.

### Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

x Steven Unger Date: 4-27-2022

\* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.

Bonnie K. McInty Trustee  
Creek Bridge Ln Assn.

04-27-2022

## Architectural Review Board Checklist

Please initial all items below to verify that your submittal includes all requirements:

The following items shall be submitted to the Building Department by 11:00 am, no later than 7 days prior to the regularly scheduled meeting. Plans 24" x 36" are preferred and should be folded into individual packets. If plans are not able to be 24" x 36", the smallest size possible is preferred. Plans to scale can be printed in half size.

SK THREE (3) copies of this application

SK THREE (3) copies of ARB plans, photographs and documentation arranged into individual packets. **At least one set of plans must bear the signatures of subdivision trustees (if applicable). Items without trustee signatures will not be accepted until required signatures are obtained.**

SK ONE PDF copy of all plans that are submitted in hard copy should be emailed to [aquinn@cityofladue-mo.gov](mailto:aquinn@cityofladue-mo.gov). This single PDF should include the application, plan sheets and photographs and any other documentation that the Board should review.

SK Schematic site plan at a scale of not less than one-inch equals 20 feet including the following:

- Dimensioned property lines,
- Building setback lines,
- Easements identified,
- Existing and proposed area of work,
- Location of driveways and parking areas,
- Topographic contours of the existing grades and proposed finished grades at two-foot interval minimums for a distance 25 feet from the face of the existing and proposed area of work with an indication of direction of flow of storm water. (For new residence and home additions only)
- Location of proposed landscape material (New residence only)
- Landscape material proposed to be removed (New residence only), and
- Identifying any accessory structures proposed or existing.
- Hardscape and greenspace coverage calculations for existing and proposed front, rear, side and overall lot.

SK Schematic floor plans (at a minimum scale of one-quarter inch equals one foot) showing overall building dimensions. Plans may be printed in half-size.

SK Building elevations (at a minimum scale of one-quarter inch equals one foot) showing vertical dimensions, fenestration, proposed materials and colors, and any existing construction where an addition or modification is proposed. All existing and proposed building materials shall be indicated on the existing building elevations. Plans may be printed in half-size

SK Color photographs (8.5x11 inches) of the main building located on adjoining property. Color photographs (8.5x11 inches) of all building elevations of existing structures for projects involving remodeling or additions.

From: Bonnie mc3228@sbcglobal.net

Subject: Re: Unger ARB Application

Date: April 26, 2022 at 7:13:57 PM

To: Bridget Unger bsunger@me.com

---

Bridget and Steve,

As a Trustee for the Creek Bridge Lane Association I approve the proposed changes at 9956 Creek Bridge.

Bonnie McCarty

Sent from my iPhone

---

## **Project Description: Replacement of Windows and Doors**

### **Summary**

Homeowner is replacing existing windows and doors and is requesting ARB to grant approval to allow for one (1) existing kitchen window to be enlarged. Current window measures 41" by 56", proposed new window would measure 83" by 56" and resides at the Front Elevation. Additionally, homeowner is replacing the Rear Elevation French Doors. Current door sizes are 6' ½" with arched transoms overhead, measuring a total combined height of 8'. Requesting ARB approval to replace existing doors with 8' full height doors with no overhead transom, widths will remain the same.

Materials will be Marvin Wood Clad Ultimate series for both windows and doors, will have similar grillwork patterns to existing, and any sill or brickwork modifications will be done to match existing home materials and architectural style.

### **Documents Attached for Review:**

- |  |           |
|--|-----------|
| 1) Completed Application for Architectural Review Board        |           |
| 2) Site Plan   | pg. 1     |
| 3) Existing Front Elevation for Window                         | pg. 2     |
| 4) Floor Plan # 1 - Existing Layout and Existing Window Detail | pg. 3     |
| 5) Floor Plan # 2 - Proposed New Window Detail                 | pg. 4     |
| 6) Color Photo – Front Elevation                               | pg. 5     |
| 7) Color Photo - Existing Kitchen Window                       | pg. 6     |
| 8) Color Photo – Proposed New Kitchen Window                   | pg. 7     |
| 9) Existing Rear Elevation for Door Replacement                | pg. 8     |
| 10) Color Photo – Rear Elevation                               | pg. 9     |
| 11) Material Descriptions                                      | pg. 10-12 |



CREEK BRIDGE  
P.B. 151, PGS. 52-53

N/F  
MCCARTY  
D.B. 7920, PG. 0731

N/F  
AMESON  
D.B. 23557, PG. 604

3.0 ACRES ±

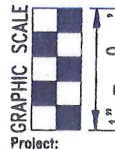
N/F  
ONEILL  
D.B. 17120, PG. 0359

TWIN SPRINGS ESTATES PLAT NO. 5  
P.B. 70, PG. 38

TWIN SPRINGS  
(40' WIDE) LANE

Westcor Land Title Insurance Company, Issuing Agent: Investors Title Company  
File Number: 716294, Dated: October 18, 2021  
Item 5: Building Lines and Easements in Plat Book 190 Page 47 (Unless otherwise noted, the Building Lines and Easements were taken from this instrument).

This is to certify that we, **Jesse Surveying Company**, at the request of **Steven Unger and Bridget Unger and Investors Title Company**, we have, on the **17th day of November, 2021**, to the best of our ability and judgment, executed a **Property Boundary Survey** in accordance with the "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Professional Surveyors, and the Missouri Department of Agriculture, Division of Geology and Land Survey, on **Lot 7 of CREEK BRIDGE PLAT 2**, according to **the plat thereof recorded in Plat Book 190, Page 47 of the St. Louis County Records in St. Louis County, Missouri**, and that this Survey reflects all visible improvements, including fences and Easements, as depicted on the Record Plat and on the above mentioned Title Commitment. The subject property is an **URBAN** property as defined in said Standards. The Bearing Reference System, Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Set Backs may not be shown. **This Boundary Survey is non-transferable.**



Property Boundary Survey: 9956 Creek Bridge Lane, St. Louis, MO 63124

**LEO J. KLUTHO**  
Professional Land Surveyor  
In Responsible Charge  
MISSOURI REGISTRATION NUMBER: PLS-2005019212  
EXPIRES: DECEMBER 31, 2021

214003

**10811 BIG BEND BOULEVARD; KIRKWOOD, MO 63122; PHONE: (314) 822-1006; FAX: (314) 822-0006**  
**ORIGINAL CERTIFICATE/LICENSE NUMBER 000129**

9956 Creek Bridge Ln  
Existing Elevations

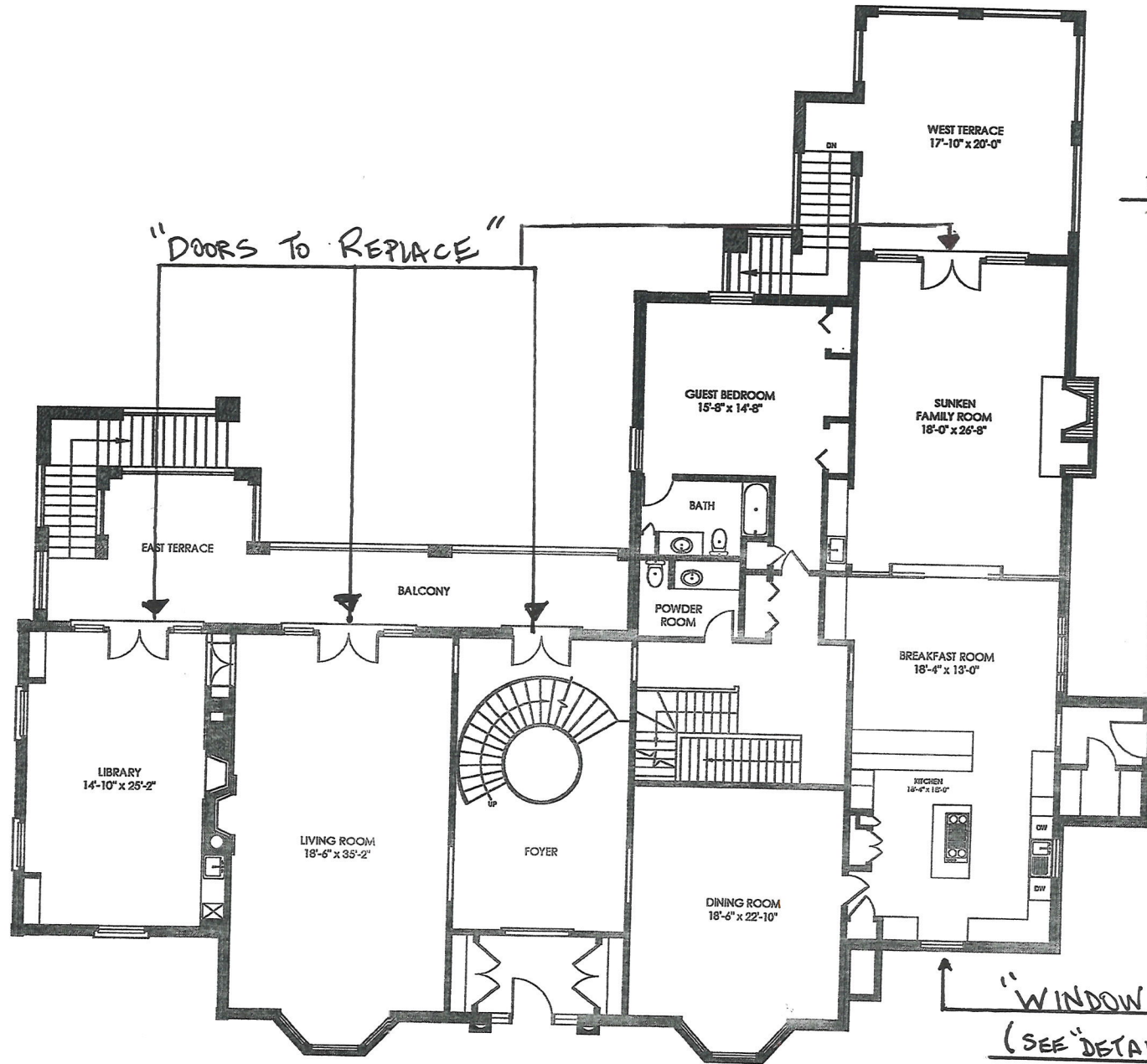


FRONT ELEVATION NORTH

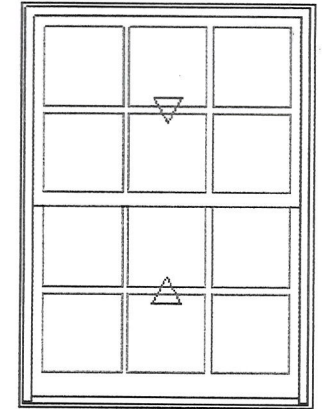
WINDOW TO MODIFY



# Floor Plan #1



"DETAIL A"  
EXISTING WINDOW



As Viewed From The Exterior

Entered As: FS  
MO 41 1/2" X 55 1/4"  
FS 41" X 55"  
RO 42" X 55 1/2"

"WINDOW TO MODIFY"  
(SEE "DETAIL A" ABOVE)

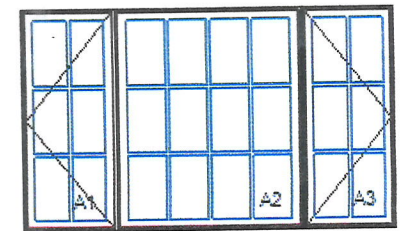
## FLOOR PLAN #2

### DETAIL FOR NEW KITCHEN WINDOW AREA

"DETAIL B"

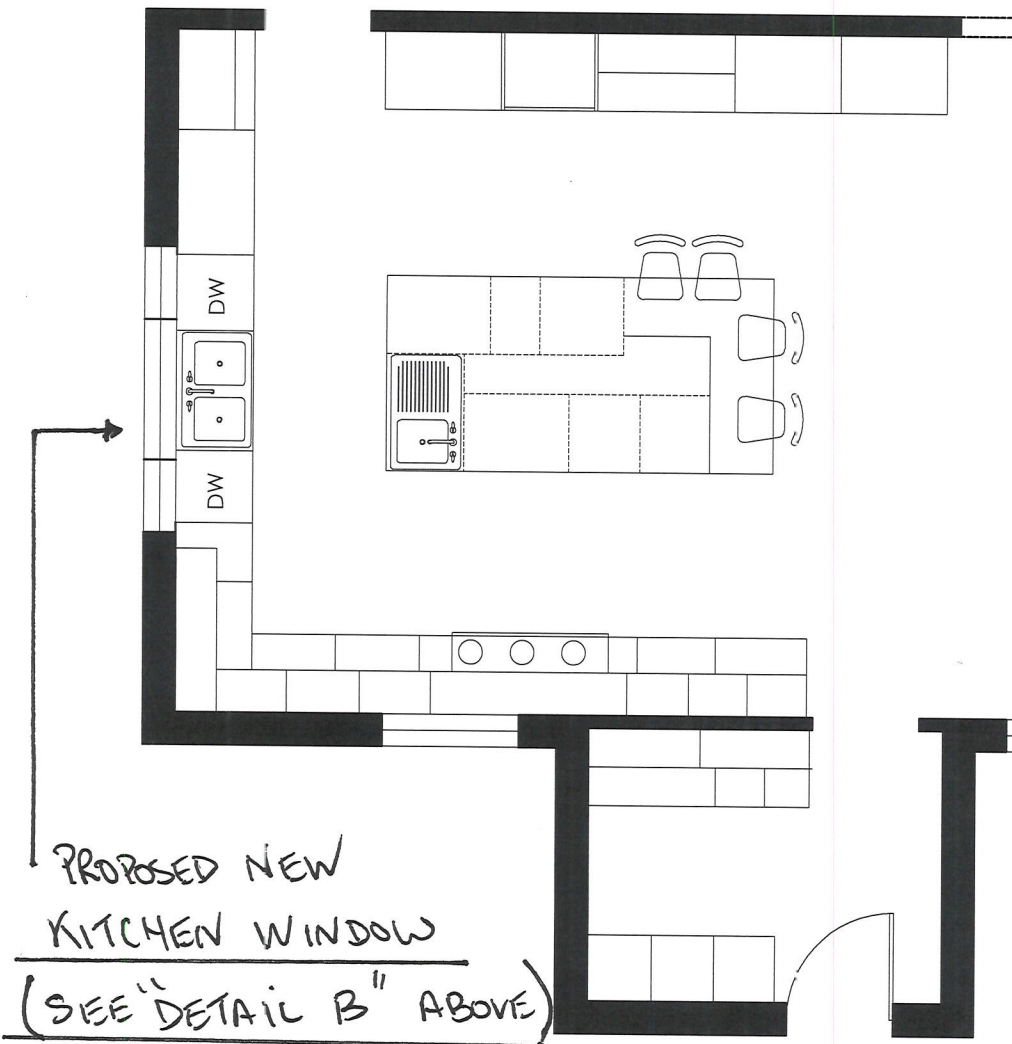
PROPOSED NEW WINDOW

MARVIN 



As Viewed From The Exterior

Entered As: Size by Units  
RO 83" X 55 5/8"



PROPOSED NEW  
KITCHEN WINDOW

(SEE "DETAIL B" ABOVE)





SEE DETAIL PHOTO "KITCHEN WINDOW"



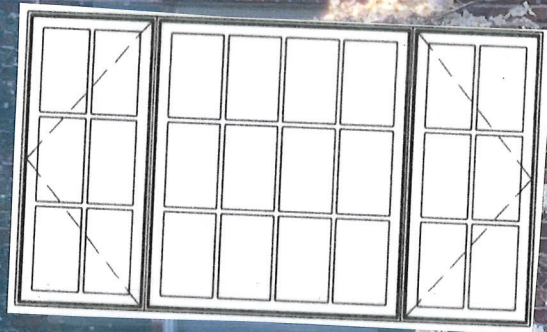
## "KITCHEN WINDOW"



Existing Kitchen Window Dimensions  
41" X 56" (W X L)



## PROPOSED NEW KITCHEN WINDOW



Proposed New Kitchen Window Dimension  
83" X 56" (W X L)



9956 Creek Bridge Ln  
Existing Elevations



DOORS TO BE REPLACED



**REAR DOORS TO BE REPLACED**





## **BUILDING MATERIALS**

### **NEW KITCHEN WINDOW**

MARVIN ULTIMATE CASEMENT PUSH OUT

Stone White Clad Exterior

7/8" SDL Grills

Assembly Rough Opening

83" X 55 5/8"

### **NEW REAR DOORS**

MARVIN ULTIMATE INSWING FRENCH DOORS

Stone White Clad Exterior

7/8" SDL Grills

Assembly Rough Opening

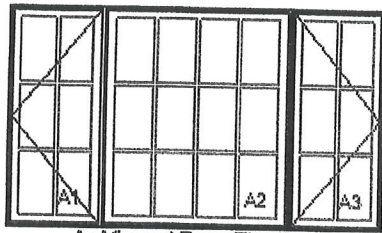
129" X 98 1/2"

**9956 Creek Bridge Ln**

# NEW WINDOW MATERIAL

Qty: 1	Mark Unit: KITCHEN-NEW	Net Price:	
		Ext. Net Price:	USD

**MARVIN**



As Viewed From The Exterior

Entered As: Size by Units

RO 83 X 55 5/8"

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
3W1H - Rectangle Assembly  
Assembly Rough Opening  
X 55 5/8"

Unit: A1

Ultimate Casement Push Out - Left Hand

CN 2456

Rough Opening 21" X 55 5/8"

Frame Size 21" X 55 1/8"

Stone White Clad Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG - 3/4"

Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W3H

Stone White Clad Ext - Painted Interior Finish - White - Pine Int

Ogee Interior Glazing Profile

Standard Bottom Rail

White Weather Strip

Oil Rubbed Bronze Push Out Handle

Low/Alternate Handle Placement

Swinging Wood Screen

Bright View Mesh

Painted Interior Finish - White - Pine

Ogee Interior Screen Profile

Screen Hardware

Oil Rubbed Bronze Butt Hinge

Solid Wood Covers

Unit: A2 + A3

Ultimate Casement Push Out Picture

CN 4856

Rough Opening 41" X 55 5/8"

Frame Size 41" X 55 1/8"

Stone White Clad Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG - 3/4"

Low E2 w/Argon

Black Perimeter and Spacer Bar

OMS Ver. 0003.13.01 (Current)

Processed on: 4/15/2022 2:43:10 PM

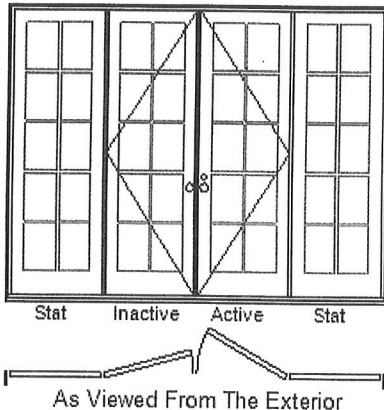
Page 17 of 19

# NEW DOOR MATERIAL

OMS Ver. 0003.13.01 (Current)  
Product availability and pricing subject to change.  
Dealer PO Number: 10601894PERIOD

10601894 PERIOD RESTORATION  
DOORS-UNGER RES.  
Quote Number: L2TVRZT

**MARVIN** 



**Entered As:** FS x CN  
**MO** 128 1/2" X 98 1/4"  
**FS** 128" X 98"  
**RO** 129" X 98 1/2"  
**Egress Information**  
Width: 57 11/16" Height: 94 11/32"  
Net Clear Opening: 37.79 SqFt

Stone White Clad Exterior  
Bare Pine Interior  
Ultimate Inswing French Door G2 4 9/16" - OXXO Right Hand  
Frame Size 128" X Call Number 80  
Rough Opening 129" X 98 1/2"  
\*\*Operator Panels Ship Separate

**Left Panel**  
OM 31 5/16" X CN 80  
Stone White Clad Sash Exterior  
Bare Pine Sash Interior  
IG  
Tempered Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 2W5H  
Stone White Clad Ext - Bare Pine Int  
Ogee Interior Glazing Profile

**Left Center Panel**  
OM 31 5/16" X CN 80  
Stone White Clad Sash Exterior  
Bare Pine Sash Interior  
IG  
Tempered Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 2W5H  
Stone White Clad Ext - Bare Pine Int  
Ogee Interior Glazing Profile

**Right Center Panel**  
OM 31 5/16" X CN 80  
Stone White Clad Sash Exterior  
Bare Pine Sash Interior  
IG  
Tempered Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 2W5H  
Stone White Clad Ext - Bare Pine Int  
Ogee Interior Glazing Profile

**Right Panel**  
OM 31 5/16" X CN 80  
Stone White Clad Sash Exterior  
Bare Pine Sash Interior  
IG  
Tempered Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 2W5H  
Stone White Clad Ext - Bare Pine Int  
Ogee Interior Glazing Profile

**Traditional Lever(s)**  
Multi-Point Lock on Active Panel  
Oil Rubbed Bronze Active Exterior Handle Set on Active Panel Keyed  
Oil Rubbed Bronze Active Interior Handle Set on Active Panel  
Keyed Alike - Keyed Alike Group 1  
Multi-Point Lock on Inactive Panel  
Oil Rubbed Bronze Inactive Exterior Handle Set on Inactive Panel  
Oil Rubbed Bronze Inactive Interior Handle Set on Inactive Panel  
Oil Rubbed Bronze Adjustable Hinges 3 Per Panel-  
Lock Status Sensor (Wireless Integration Ready)  
Bronze Ultrex Sill  
Black Weather Strip  
4 9/16" Jambs  
Thru Jamb Installation w/ Nailing Fin  
Skid Plate Applied  
\*\*\*Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.  
\*\*\*Note: Unit Availability and Price is Subject to Change